

## 13 Standard Road, Downe

Offers Over £600,000

4 2 2



Occupying a generous plot in Downe, this extended four-bedroom semi-detached family home presents an exciting opportunity for buyers looking to create their ideal home.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious dining/sitting room, ideal for family living and entertaining. The fitted kitchen overlooks the impressive rear garden and provides direct access outside, while a useful ground floor shower room adds further practicality. A lean-to provides additional storage and access to the attached garage, which offers secure parking, excellent storage, or potential for conversion into additional living accommodation, subject to the necessary planning consents.

Upstairs, there are four well-proportioned bedrooms, making this an excellent choice for growing families. The first floor is served by a family bathroom and a separate WC, offering convenience for busy households.

To the rear, the property boasts a generous garden extending to approximately 52ft, offering an ideal space for children to play, keen gardeners, or those who enjoy outdoor entertaining.

- Semi detached family home
- Two bathrooms
- Quiet location
- Fantastic project
- EPC rating C
- Four bedrooms
- Garage / Off street parking
- Ideal for families
- Chain free
- Council tax band E

